

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 17, 2016

Council District: # 8

Honorable Council of the City of Los Angeles,
Room 395, City Hall

JOB ADDRESS: 1933 WEST SLAUSON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5005-023-033

On November 21, 2012, March 17, 2014, June 14, 2014, February 09, 2015, and December 27, 2015, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **1933 West Slauson Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on August 20, 2012, December 26, 2013, January 06, 2015, and August 05, 2015, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fees.

In addition, pursuant to Section 98.0421, the property owner was issued an order on June 11, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance, annual inspection fees and code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|---------------------|
| Annual inspection Fee | \$ 1,828.00 |
| System Development Surcharge | 109.68 |
| Code Violation Investigation fee | 336.00 |
| System Development Surcharge | 20.16 |
| System Development Surcharge late fee | 50.40 |
| Non-Compliance Code Enforcement fee | 2,970.00 |
| Late Charge/Collection fee (250%) | 8,265.00 |
| Accumulated Interest (1%/month) | 2,360.70 |
| Title Report fee | 42.00 |
| Grand Total | \$ 15,981.94 |

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$15,981.94** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$15,981.94** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13581
Dated as of: 08/24/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5005-023-033

Property Address: 1933 W SLAUSON AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED TO A REVOCABLE TRUST

Grantee : JAMES L PERRY AS TRUSTEE OF THE JALUPE LIVING TRUST

Grantor : JAMES L PERRY TRUSTEE TO THE JAMES L PERRY LIVING TRUST

Deed Date : 12/30/2014

Recorded : 01/06/2015

Instr No. : 15-0012933

MAILING ADDRESS: JAMES L PERRY AS TRUSTEE OF THE JALUPE LIVING TRUST
3831 WELLAND AVE LOS ANGELES CA 90008

SCHEDULE B

LEGAL DESCRIPTION

Lot: 687 Abbreviated Description: LOT:687 CITY:REGION/CLUSTER: 25/25650

*TR=CHESTERFIELD SQUARE LOT 687 City/Muni/Twp: REGION/CLUSTER: 25/25650

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

RECORDING REQUESTED BY:

JAMES L. PERRY

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

James L. Perry, as Trustee
3831 Welland Avenue
Los Angeles, CA 90008

THIS SPACE FOR RECORDER'S USE ONLY

APN: 5005-023-033

QUITCLAIM DEED TO A REVOCABLE TRUST

The undersigned Grantor declares that this conveyance transfers an interest into or out of a revocable living trust for no consideration; the Documentary Transfer Tax is zero (0), R & T §11930.

JAMES L. PERRY, TRUSTEE, THE JAMES L. PERRY LIVING TRUST, UTD, NOVEMBER 8, 2000, the GRANTOR,

HEREBY CONVEYS AND QUITCLAIMS TO:

JAMES L. PERRY, as Trustee of THE JALUPE LIVING TRUST, U/A dated December 30, 2014, the GRANTEE,

All of THAT PROPERTY situated in the County of Los Angeles, State of California, and commonly known as 1933 W Slauson Ave, Los Angeles, CA; which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Executed on December 30, 2014, in Los Angeles County, California.


JAMES L. PERRY, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

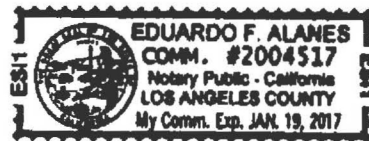
On December 30, 2014, before me, EDUARDO F ALANES, a Notary Public, personally appeared JAMES L. PERRY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature



Notary Public Seal

EXHIBIT B

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: **November 17, 2016**

Last Full Title: **08/24/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). JAMES L PERRY, TRUSTEE
THE JALUPE LIVING TRUST
3831 WELLAND AVE
LOS ANGELES, CA 90008

CAPACITY: OWNER

Property Detail Report

For Property Located At :
1933 W SLAUSON AVE, LOS ANGELES, CA 90047-1130



Owner Information

Owner Name: **PERRY JAMES L**
 Mailing Address: **3831 WELLAND AVE, LOS ANGELES CA 90008-1926 C012**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TR=CHESTERFIELD SQUARE LOT 687**
 County: **LOS ANGELES, CA** APN: **5005-023-033**
 Census Tract / Block: **2325.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **CHESTERFIELD SQUARE**
 Legal Book/Page: Map Reference: **51-D4 /**
 Legal Lot: **687** Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **PHHT** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **01/06/2015 / 12/30/2014** Deed Type: **QUIT CLAIM DEED**
 Sale Price:
 Document #: **12933** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **08/10/1983 /** 1st Mtg Amount/Type: **\$63,200 / CONV**
 Sale Price: **\$79,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **921553** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$63.30**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **HALLECK SAMUEL**

Prior Sale Information

Prior Rec/Sale Date: **02/04/1982 /** Prior Lender:
 Prior Sale Price: **\$75,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **128626** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

| | | | | | |
|---------------------|--------------------|---------------------|--|------------------|--|
| Year Built / Eff: | 1935 / 1940 | Total Rooms/Offices | | Garage Area: | |
| Gross Area: | 1,248 | Total Restrooms: | | Garage Capacity: | |
| Building Area: | 1,248 | Roof Type: | | Parking Spaces: | |
| Tot Adj Area: | | Roof Material: | | Heat Type: | |
| Above Grade: | | Construction: | | Air Cond: | |
| # of Stories: | | Foundation: | | Pool: | |
| Other Improvements: | | Exterior wall: | | Quality: | |
| | | Basement Area: | | Condition: | |

Site Information

| | | | | | |
|-----------------|--------------------|-------------------|-------------|-----------------|-----------------------------|
| Zoning: | LAC2 | Acres: | 0.19 | County Use: | AUTO SVC SHOP (2600) |
| Lot Area: | 8,155 | Lot Width/Depth: | x | State Use: | |
| Land Use: | AUTO REPAIR | Commercial Units: | | Water Type: | |
| Site Influence: | | Sewer Type: | | Building Class: | |

Tax Information

| | | | | | |
|----------------------|-----------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$67,167 | Assessed Year: | 2016 | Property Tax: | \$1,216.64 |
| Land Value: | \$47,759 | Improved %: | 29% | Tax Area: | 204 |
| Improvement Value: | \$19,408 | Tax Year: | 2015 | Tax Exemption: | |
| Total Taxable Value: | \$67,167 | | | | |

Comparable Summary

For Property Located At



1933 W SLAUSON AVE, LOS ANGELES, CA 90047-1130

14 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 14

| | Subject Property | Low | High | Average |
|-----------------------|------------------|-----------|-------------|-----------|
| Sale Price | \$79,000 | \$126,000 | \$5,385,000 | \$972,286 |
| Bldg/Living Area | 1,248 | 1,144 | 1,357 | 1,224 |
| Price/Sqft | \$63.30 | \$108.62 | \$4,399.51 | \$800.74 |
| Year Built | 1935 | 1925 | 2009 | 1955 |
| Lot Area | 8,155 | 2,801 | 15,226 | 7,584 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$67,167 | \$10,718 | \$1,346,803 | \$322,974 |
| Distance From Subject | 0.00 | 0.35 | 16.18 | 8.83 |

*= user supplied for search only

| <input checked="" type="checkbox"/> | # | F | Address | Sale Price | Yr Blt | Bed Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|-------------------------------------|----|---|------------------------|-------------|--------|---------------------------|----------------|---------|----------|-------|
| Subject Property | | | | | | | | | | |
| | | | 1933 W SLAUSON AVE | \$79,000 | 1935 | | 08/10/1983 | 1,248 | 8,155 | 0.0 |
| Comparables | | | | | | | | | | |
| <input checked="" type="checkbox"/> | 1 | | 6043 S WESTERN AVE | \$365,000 | 1946 | | 07/19/2016 | 1,200 | 5,503 | 0.35 |
| <input checked="" type="checkbox"/> | 2 | | 6215 S SAN PEDRO ST | \$415,000 | 1925 | | 03/03/2016 | 1,275 | 5,441 | 2.48 |
| <input checked="" type="checkbox"/> | 3 | | 3501 W WASHINGTON BLVD | \$2,707,000 | 1938 | | 08/29/2016 | 1,156 | 10,000 | 3.56 |
| <input checked="" type="checkbox"/> | 4 | | 8272 COMPTON AVE | \$724,000 | 1957 | | 07/29/2016 | 1,200 | 14,940 | 4.13 |
| <input checked="" type="checkbox"/> | 5 | | 11203 WASHINGTON PL | \$635,000 | 1964 | | 09/06/2016 | 1,189 | 11,205 | 6 |
| <input checked="" type="checkbox"/> | 6 | | 4701 W OLYMPIC BLVD | \$650,000 | 1940 | | 07/06/2016 | 1,350 | 4,479 | 8.52 |
| <input checked="" type="checkbox"/> | 7 | | 2929 PICO BLVD | \$5,385,000 | 1959 | | 04/14/2016 | 1,224 | 15,226 | 8.75 |
| <input checked="" type="checkbox"/> | 8 | | 1711 N EASTERN AVE | \$325,000 | 1955 | | 11/09/2016 | 1,144 | 6,202 | 9.28 |
| <input checked="" type="checkbox"/> | 9 | | 6150 WHITTIER BLVD | \$295,000 | 1964 | | 02/19/2016 | 1,246 | 4,915 | 10.13 |
| <input checked="" type="checkbox"/> | 10 | | 300 N AVENUE 50 | \$460,000 | 1954 | | 09/26/2016 | 1,170 | 6,365 | 10.22 |
| <input checked="" type="checkbox"/> | 11 | | 125 W LAS TUNAS DR | \$550,000 | 1940 | | 08/26/2016 | 1,357 | 4,467 | 14.42 |
| <input checked="" type="checkbox"/> | 12 | | 1209 W ANAHEIM ST | \$126,000 | 1980 | | 04/11/2016 | 1,160 | 4,521 | 14.64 |
| <input checked="" type="checkbox"/> | 13 | | 920 SCHLEY AVE | \$500,000 | 2009 | | 05/20/2016 | 1,260 | 10,112 | 14.94 |
| <input checked="" type="checkbox"/> | 14 | | 1776 SHERMAN PL | \$475,000 | 1947 | | 09/30/2016 | 1,200 | 2,801 | 16.18 |

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1933 W SLAUSON AVE, LOS ANGELES, CA 90047-1130**14 Comparable(s) Selected.**

Report Date: 11/17/2016

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$79,000 | \$126,000 | \$5,385,000 | \$972,286 |
| Bldg/Living Area | 1,248 | 1,144 | 1,357 | 1,224 |
| Price/Sqft | \$63.30 | \$108.62 | \$4,399.51 | \$800.74 |
| Year Built | 1935 | 1925 | 2009 | 1955 |
| Lot Area | 8,155 | 2,801 | 15,226 | 7,584 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$67,167 | \$10,718 | \$1,346,803 | \$322,974 |
| Distance From Subject | 0.00 | 0.35 | 16.18 | 8.83 |

* = user supplied for search only

| | | | | | |
|--------------|--|-------------------|---------|------------------------|--------------|
| Comp #: | 1 | | | Distance From Subject: | 0.35 (miles) |
| Address: | 6043 S WESTERN AVE, LOS ANGELES, CA 90047-1435 | | | | |
| Owner Name: | RAYSACK HOLDING LLC | | | | |
| Seller Name: | PARK CHARLES | | | | |
| APN: | 6001-015-001 | Map Reference: | 51-E4 / | Building Area: | 1,200 |
| County: | LOS ANGELES, CA | Census Tract: | 2372.02 | Total Rooms/Offices: | |
| Subdivision: | 5999 | Zoning: | LAM1 | Total Restrooms: | |
| Rec Date: | 07/19/2016 | Prior Rec Date: | | Yr Built/Eff: | 1946 / 1949 |
| Sale Date: | 07/05/2016 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$365,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | TAR & GRAVEL |
| Document #: | 839883 | Acres: | 0.13 | | |
| 1st Mtg Amt: | | Lot Area: | 5,503 | | |
| Total Value: | \$154,396 | # of Stories: | 1.00 | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|---|-------------------|------------|------------------------|------------------|
| Comp #: | 2 | | | Distance From Subject: | 2.48 (miles) |
| Address: | 6215 S SAN PEDRO ST, LOS ANGELES, CA 90003-1636 | | | | |
| Owner Name: | GLOBAL AMAZING LLC | | | | |
| Seller Name: | MENDOZA FAMILY TRUST | | | | |
| APN: | 6006-012-004 | Map Reference: | 52-B5 / | Building Area: | 1,275 |
| County: | LOS ANGELES, CA | Census Tract: | 2392.02 | Total Rooms/Offices: | |
| Subdivision: | METTLERS MAIN ST | Zoning: | LAC2 | Total Restrooms: | |
| Rec Date: | 03/03/2016 | Prior Rec Date: | 12/06/1989 | Yr Built/Eff: | 1925 / 1925 |
| Sale Date: | 02/25/2016 | Prior Sale Date: | 09/1989 | Air Cond: | NONE |
| Sale Price: | \$415,000 | Prior Sale Price: | \$125,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | ROLL COMPOSITION |
| Document #: | 233558 | Acres: | 0.12 | | |
| 1st Mtg Amt: | \$351,700 | Lot Area: | 5,441 | | |
| Total Value: | \$194,244 | # of Stories: | 1.00 | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|-------------|------------------------|--------------|
| Comp #: | 3 | | | Distance From Subject: | 3.56 (miles) |
| Address: | 3501 W WASHINGTON BLVD, LOS ANGELES, CA 90018-1122 | | | | |
| Owner Name: | 135 STANDARD STREET LLC | | | | |
| Seller Name: | ROUZBEHI MOHAMMAD | | | | |
| APN: | 5072-021-011 | Map Reference: | 43-D4 / | Building Area: | 1,156 |
| County: | LOS ANGELES, CA | Census Tract: | 2181.20 | Total Rooms/Offices: | |
| Subdivision: | CENTRAL ARLINGTON | Zoning: | LACM | Total Restrooms: | |
| Rec Date: | 08/29/2016 | Prior Rec Date: | 02/23/2007 | Yr Built/Eff: | 1938 / |
| Sale Date: | 08/24/2016 | Prior Sale Date: | 01/25/2007 | Air Cond: | |
| Sale Price: | \$2,707,000 | Prior Sale Price: | \$2,290,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 1028920 | Acres: | 0.23 | | |
| 1st Mtg Amt: | | Lot Area: | 10,000 | | |
| Total Value: | \$1,346,803 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|------------|------------------------|--------------|
| Comp #: | 4 | | | Distance From Subject: | 4.13 (miles) |
| Address: | 8272 COMPTON AVE, LOS ANGELES, CA 90001-3962 | | | | |
| Owner Name: | PREMIUM COIN WASH INC | | | | |
| Seller Name: | DREAM CITY FUNDING | | | | |
| APN: | 6028-010-001 | Map Reference: | 58-D1 / | Building Area: | 1,200 |
| County: | LOS ANGELES, CA | Census Tract: | 5351.01 | Total Rooms/Offices: | |
| Subdivision: | NADEAU HOMESTEAD | Zoning: | LCC3* | Total Restrooms: | |
| Rec Date: | 07/29/2016 | Prior Rec Date: | 08/04/2004 | Yr Built/Eff: | 1957 / 1957 |
| Sale Date: | 07/21/2016 | Prior Sale Date: | 07/26/2004 | Air Cond: | |
| Sale Price: | \$724,000 | Prior Sale Price: | \$375,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 890876 | Acres: | 0.34 | | |
| 1st Mtg Amt: | \$595,200 | Lot Area: | 14,940 | | |
| Total Value: | \$441,551 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | |
|--------------|--|---|-------------------|
| Comp #: | 5 | Distance From Subject: 6 (miles) | |
| Address: | 11203 WASHINGTON PL, CULVER CITY, CA 90230-4617 | | |
| Owner Name: | ISSA CAL | | |
| Seller Name: | UNION OIL OF CA | | |
| APN: | 4213-021-023 | Map Reference: | 50-B2 / |
| County: | LOS ANGELES, CA | Census Tract: | 7028.01 |
| Subdivision: | 6936 | Zoning: | CCC3* |
| Rec Date: | 09/06/2016 | Prior Rec Date: | 02/25/1993 |
| Sale Date: | 09/01/2016 | Prior Sale Date: | |
| Sale Price: | \$635,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1066192 | Acres: | 0.26 |
| 1st Mtg Amt: | | Lot Area: | 11,205 |
| Total Value: | \$1,050,506 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--------------|---|--|----------------|
| Comp #: | 6 | Distance From Subject: 8.52 (miles) | |
| Address: | 4701 W OLYMPIC BLVD, LOS ANGELES, CA 90019 | | |
| Owner Name: | ROYAL INVESTMENTS GROUP LLC | | |
| Seller Name: | AVETISIAN CARL | | |
| APN: | 5246-019-043 | Map Reference: | 53-E1 / |
| County: | LOS ANGELES, CA | Census Tract: | 2161.00 |
| Subdivision: | 5434 | Zoning: | LCM1* |
| Rec Date: | 07/06/2016 | Prior Rec Date: | |
| Sale Date: | 07/01/2016 | Prior Sale Date: | |
| Sale Price: | \$650,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 781405 | Acres: | 0.10 |
| 1st Mtg Amt: | | Lot Area: | 4,479 |
| Total Value: | \$34,950 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--------------|--|--|----------------|
| Comp #: | 7 | Distance From Subject: 8.75 (miles) | |
| Address: | 2929 PICO BLVD, SANTA MONICA, CA 90405-2001 | | |
| Owner Name: | REDDHILL LLC | | |
| Seller Name: | SCHWARTZ LIVING TRUST | | |
| APN: | 4274-032-025 | Map Reference: | 41-D6 / |
| County: | LOS ANGELES, CA | Census Tract: | 7018.01 |
| Subdivision: | 7993 | Zoning: | SMC4* |
| Rec Date: | 04/14/2016 | Prior Rec Date: | |
| Sale Date: | 04/07/2016 | Prior Sale Date: | |
| Sale Price: | \$5,385,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 416503 | Acres: | 0.35 |
| 1st Mtg Amt: | | Lot Area: | 15,226 |
| Total Value: | \$165,846 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--------------|---|--|-------------------------|
| Comp #: | 8 | Distance From Subject: 9.28 (miles) | |
| Address: | 1711 N EASTERN AVE, LOS ANGELES, CA 90032-4113 | | |
| Owner Name: | ELIAS FAMILY TRUST | | |
| Seller Name: | A & L ENTS | | |
| APN: | 5223-037-017 | Map Reference: | 45-D2 / |
| County: | LOS ANGELES, CA | Census Tract: | 5307.00 |
| Subdivision: | 6482 | Zoning: | LCM2* |
| Rec Date: | 11/09/2016 | Prior Rec Date: | 10/18/1994 |
| Sale Date: | 11/03/2016 | Prior Sale Date: | |
| Sale Price: | \$325,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 1399754 | Acres: | 0.14 |
| 1st Mtg Amt: | | Lot Area: | 6,202 |
| Total Value: | \$152,286 | # of Stories: | 1.00 |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |
| | | Building Area: | 1,144 |
| | | Total Rooms/Offices: | |
| | | Total Restrooms: | |
| | | Yr Built/Eff: | 1955 / 1955 |
| | | Air Cond: | |
| | | Pool: | |
| | | Roof Mat: | ROLL COMPOSITION |

Comp #: 9 Distance From Subject: 10.13 (miles)
 Address: 6150 WHITTIER BLVD, LOS ANGELES, CA 90022-4504
 Owner Name: SANCHEZ HECTOR & INGRID L
 Seller Name: BEILKE LESTER M
 APN: 6339-019-015 Map Reference: 54-B1 / Building Area: 1,246
 County: LOS ANGELES, CA Census Tract: 5319.01 Total Rooms/Offices:
 Subdivision: 9033 Zoning: LCC3* Total Restrooms:
 Rec Date: 02/19/2016 Prior Rec Date: 09/15/1994 Yr Built/Eff: 1964 / 1964
 Sale Date: 02/17/2016 Prior Sale Date: Air Cond: NONE
 Sale Price: \$295,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 179712 Acres: 0.11
 1st Mtg Amt: Lot Area: 4,915
 Total Value: \$48,817 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 10 Distance From Subject: 10.22 (miles)
 Address: 300 N AVENUE 50, LOS ANGELES, CA 90042-3803
 Owner Name: LOPEZ JESUS S
 Seller Name: NAVARRO GABRIEL H
 APN: 5467-031-036 Map Reference: 36-B2 / Building Area: 1,170
 County: LOS ANGELES, CA Census Tract: 1851.00 Total Rooms/Offices:
 Subdivision: HIGHLAND PARK TR Zoning: LAR1 Total Restrooms:
 Rec Date: 09/26/2016 Prior Rec Date: 01/10/2000 Yr Built/Eff: 1954 / 1954
 Sale Date: 09/15/2016 Prior Sale Date: 12/17/1999 Air Cond:
 Sale Price: \$460,000 Prior Sale Price: \$250,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1163509 Acres: 0.15
 1st Mtg Amt: \$475,000 Lot Area: 6,365
 Total Value: \$324,576 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 11 Distance From Subject: 14.42 (miles)
 Address: 125 W LAS TUNAS DR, SAN GABRIEL, CA 91776-1333
 Owner Name: DJHC CO LLC
 Seller Name: THEANTANOO VINAI & KOBKUA
 APN: 5363-031-021 Map Reference: 37-E3 / Building Area: 1,357
 County: LOS ANGELES, CA Census Tract: 4802.02 Total Rooms/Offices:
 Subdivision: 6538 Zoning: SLC1* Total Restrooms:
 Rec Date: 08/26/2016 Prior Rec Date: 02/04/1988 Yr Built/Eff: 1940 / 1942
 Sale Date: 06/03/2016 Prior Sale Date: 02/1988 Air Cond:
 Sale Price: \$550,000 Prior Sale Price: \$187,500 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1020522 Acres: 0.10
 1st Mtg Amt: \$467,500 Lot Area: 4,467
 Total Value: \$303,149 # of Stories: 1.00
 Land Use: AUTO REPAIR Park Area/Cap#: /

Comp #: 12 Distance From Subject: 14.64 (miles)
 Address: 1209 W ANAHEIM ST, WILMINGTON, CA 90744-4107
 Owner Name: HANDY INVESTMENTS LLC
 Seller Name: MGM LAND DEV INC
 APN: 7416-007-046 Map Reference: 74-B4 / Building Area: 1,160
 County: LOS ANGELES, CA Census Tract: 2943.02 Total Rooms/Offices:
 Subdivision: VERMONT AVE TR Zoning: LAC2 Total Restrooms:
 Rec Date: 04/11/2016 Prior Rec Date: 07/26/1990 Yr Built/Eff: 1980 / 1980
 Sale Date: 04/06/2016 Prior Sale Date: 03/1990 Air Cond:
 Sale Price: \$126,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 399046 Acres: 0.10
 1st Mtg Amt: Lot Area: 4,521
 Total Value: \$73,315 # of Stories:
 Land Use: AUTO REPAIR Park Area/Cap#: /

| | | | | | |
|--------------|---|-------------------|----------------|------------------------|----------------------|
| Comp #: | 13 | | | Distance From Subject: | 14.94 (miles) |
| Address: | 920 SCHLEY AVE, WILMINGTON, CA 90744 | | | | |
| Owner Name: | ENLIGHTEN HOMES LLC | | | | |
| Seller Name: | RIVAS GUADALUPE J & ROSALVA D | | | | |
| APN: | 7428-019-092 | Map Reference: | / | Building Area: | 1,260 |
| County: | LOS ANGELES, CA | Census Tract: | 9800.14 | Total Rooms/Offices: | |
| Subdivision: | DOMINGUEZ HARBOR | Zoning: | LAM3 | Total Restrooms: | |
| Rec Date: | 05/20/2016 | Prior Rec Date: | | Yr Built/Eff: | 2009 / |
| Sale Date: | 02/17/2016 | Prior Sale Date: | | Air Cond: | |
| Sale Price: | \$500,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | | Roof Mat: | |
| Document #: | 581396 | Acres: | 0.23 | | |
| 1st Mtg Amt: | \$300,000 | Lot Area: | 10,112 | | |
| Total Value: | \$220,477 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | | | | |
|--------------|--|-------------------|----------------|------------------------|----------------------|
| Comp #: | 14 | | | Distance From Subject: | 16.18 (miles) |
| Address: | 1776 SHERMAN PL, LONG BEACH, CA 90804 | | | | |
| Owner Name: | CHAI PETER | | | | |
| Seller Name: | MOYLE MARY L | | | | |
| APN: | 7260-001-018 | Map Reference: | 75-E3 / | Building Area: | 1,200 |
| County: | LOS ANGELES, CA | Census Tract: | 5751.01 | Total Rooms/Offices: | |
| Subdivision: | JACKSON PARK TR | Zoning: | LBCHW | Total Restrooms: | |
| Rec Date: | 09/30/2016 | Prior Rec Date: | | Yr Built/Eff: | 1947 / 1947 |
| Sale Date: | 09/29/2016 | Prior Sale Date: | | Air Cond: | NONE |
| Sale Price: | \$475,000 | Prior Sale Price: | | Pool: | |
| Sale Type: | | Prior Sale Type: | | Roof Mat: | |
| Document #: | 1200060 | Acres: | 0.06 | | |
| 1st Mtg Amt: | | Lot Area: | 2,801 | | |
| Total Value: | \$10,718 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: November 17, 2016

CASE#: 77106
ORDER NO: A-3947754

EFFECTIVE DATE OF ORDER TO COMPLY: **December 22, 2015**
COMPLIANCE EXPECTED DATE: **December 27, 2015**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-3947754

1060325201607494

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATIELOS
PRESIDENT**

**E. FELICIA BRANNON
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ**

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

**DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012**

**RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER**

**FRANK BUSH
EXECUTIVE OFFICER**

ORDER TO COMPLY

**JAMES L PERRY (TR), JAMES L PERRY TRUST
3831 WELLAND AVE
LOS ANGELES, CA 90008**

**CASE #: 77106
ORDER #: A-3947754
EFFECTIVE DATE: December 22, 2015
COMPLIANCE DATE: December 27, 2015**

PROPERTY OWNER OF

**SITE ADDRESS: 1933 W SLAUSON AVE UNIT# A
ASSESSORS PARCEL NO.: 5005-023-033**

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: TWO BROTHERS AUTO & BODY REPAIR

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 05, 2015 and billed on invoice # 658870.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1069325201607404

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other then Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS :

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

1060325201607494

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: December 14, 2015

CLAUDIO MORENO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395
Claudio.Moreno@lacity.org


REVIEWED BY

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

DEC 14 2015


To the address as shown on the
last equalized assessment roll.
Initialed by 

EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: November 17, 2016

CASE#: 77106
ORDER NO: A-3682587

EFFECTIVE DATE OF ORDER TO COMPLY: **January 15, 2015**
COMPLIANCE EXPECTED DATE: **February 09, 2015**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-3682587

1051104201500212

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT
E. FELICIA BRANNON
VICE-PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
BUILDING AND SAFETY**
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

JAMES L PERRY (TR), JAMES L PERRY TRUST
3831 WELLAND AVE
LOS ANGELES, CA 90008

CASE #: 77106
ORDER #: A-3682587
EFFECTIVE DATE: January 15, 2015
COMPLIANCE DATE: February 09, 2015

PROPERTY OWNER OF
SITE ADDRESS: **1933 W SLAUSON AVE UNIT# A**
ASSESSORS PARCEL NO.: **5005-023-033**
ZONE: **C2; Commercial Zone**
NAME OF BUSINESS IN VIOLATION: **TWO BROTHERS AUTO & BODY REPAIR**

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

- 1. (V #3-STANDARD) The METAL CANOPY APPROXIMATELY 18ft x 23ft was/is constructed without the required plans, permits, inspection, and approvals.**

You are therefore ordered to: Demolish and remove all unapproved/unpermitted construction work performed with out the required plans, permits, inspections, approvals and clearances, and restore all buildings and the site to its originally approved condition.

Or

Submit plans, obtain all required permits, inspections, approvals, and all required clearances to secure a new Certificate of Occupancy to make the building/site conform and comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: **91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.104.2.4, and 91.104.2.2 of th L.A.M.C.**

Location: **NORTHEAST CORNER**

- 2. (V #2-TRUCKS) Truck repair.**

You are therefore ordered to: Discontinue truck repair/overhaul and/or tire removal/replacement on trucks exceeding a registered net weight of 5600 pounds.

Or

File with the Department of City Planning and obtain a Variance, Conditional Use, or other administrative approval for that use, and submit plans, and obtain all required permits, inspections, approvals and clearances from the Department of Building and Safety and

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



secure a new certificate of occupancy to allow truck repair in the C2 zone. (Truck repair is first permitted in the MR 1 zone.)

Code Section(s) in Violation: P 12.12.1, PB 12.12.1.5, CR 12.12.2A, C1 12.13A, C1.5 12.13.5A, C2 12.14, C4 12.16.A, C5 12.17.A, CM 12.17.1 and 12.21A.1(a) of the L.A.M.C.

3. (V #10.) Unapproved open storage in a C2- zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1.A.1, and 12.21A.1(a) of the L.A.M.C.

4. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: CANOPY OVER THE SPRAYBOOTH

NON-COMPLIANCE FEE WARNING :

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

1051104201500212

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS :

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

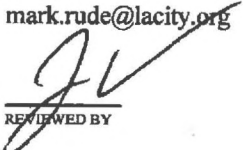
If you have any questions or require any additional information please feel free to contact me at (213)252-3044. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



Date: January 08, 2015

MARK RUDE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044
mark.rude@lacity.org


REVIEWED BY

JAN 08 2015

On _____ the

Date

undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Signature



EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: November 17, 2016

CASE#: 598263
ORDER NO: A-3530056

EFFECTIVE DATE OF ORDER TO COMPLY: **June 11, 2014**
COMPLIANCE EXPECTED DATE: **June 14, 2014**
DATE COMPLIANCE OBTAINED: **August 20, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3530056

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

JAMES L PERRY (TR), JAMES L PERRY TRUST
3831 WELLAND AVE
LOS ANGELES, CA 90008

CASE #: 598263
ORDER #: A-3530056
EFFECTIVE DATE: June 11, 2014
COMPLIANCE DATE: June 14, 2014

OWNER OF

SITE ADDRESS: 1933 W SLAUSON AVE
ASSESSORS PARCEL NO.: 5005-023-033
ZONE: C2; Commercial Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The temporary/banner sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all temporary/banner signs that were installed without a permit.
A permit can be obtained for a period of not more than 30 days and not reinstated for a period of 30 days, and shall not exceed a total of 90 days in any calendar year

Code Section(s) in Violation: 14.4.16, 12.21A.1(a) of the L.A.M.C.

Comments: Approximate 3x10 banner sign attached to wrought iron fence.

2. The blade banner signs are prohibited by Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove blade banner signs

Code Section(s) in Violation: 14.4.4.B, 12.21A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3089. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Gary Lynch

Date: June 04, 2014

GARY LYNCH
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3089
Gary.Lynch@lacity.org

REVIEWED BY

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day,

JUN 05 2014

To the address shown as shown on the last equalized assessment roll.
Initialed by *[Signature]*

EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: November 17, 2016

CASE#: 77106
ORDER NO: A-3462747

EFFECTIVE DATE OF ORDER TO COMPLY: **March 12, 2014**
COMPLIANCE EXPECTED DATE: **March 17, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3462747

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 I L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCACTION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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104 If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
105 Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday
106
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109

110 Inspector: 

111 Date: March 07, 2014

112 HENRY BAGHDASSARIAN
113 3550 WILSHIRE BLVD. SUITE 1800
114 LOS ANGELES, CA 90010
115 (213)252-3044
116 Henry.Baghdassarian@lacity.org
117
118


119 REVIEWED BY

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day,

MAR 10 2014

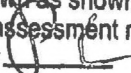
To the address shown as shown on the
last equalized assessment roll.
Initialed by 

EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**
JOB ADDRESS: **1933 WEST SLAUSON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5005-023-033**

Date: November 17, 2016

CASE#: 77106
ORDER NO: A-3147844

EFFECTIVE DATE OF ORDER TO COMPLY: **November 16, 2012**
COMPLIANCE EXPECTED DATE: **November 21, 2012**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-3147844

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards.....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation.....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3044.

Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:



Date: November 08, 2012

CLAUDE NUCKOLS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044

REVIEWED BY

NOV 08 2012

SEARCHED INDEXED SERIALIZED FILED
NOV 08 2012
LOS ANGELES DISTRICT CLERK

Signature



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org